

Zippy's L.L.C.

Zippy's L.L.C. is located in the Southdowns area of Baton Rouge in East Baton Rouge Parish. The site consists of an area that is less than 0.5 acres in an urban, light commercial area. The property, owned and operated by Frank Marabella from 1961 to 1996, was used as an Exxon and Phillips 66 service station. In 1985 Exxon removed the original UST system. After removal, installation of a pressurized UST system consisting of two 6,000-gallon USTs and one 4,000-gallon UST took place. These tanks along with a 500-gallon used oil UST were removed in 1998 and the site was utilized as a car repair shop (Lill's Car Care) until 2000. Zippy's L.L.C. purchased the site on March 15, 2001, and currently operates as a Mexican restaurant.

During tank closure activities, confirmatory soil samples detected the presence of petroleum related constituents. Further site assessments indicated contamination of subsurface soils and groundwater with petroleum hydrocarbons. No free-phase product was detected during the assessments of this facility. A risk evaluation of the site was completed in December 2000.

Soil remediation activities began on July 1, 2002, and were completed on July 5, 2002. Soils were excavated to an approximate depth of 10-feet below ground surface (bgs). Approximately 1200 tons of contaminated soils were removed and disposed at Woodside Landfill in Walker, Louisiana. The excavation was immediately backfilled with sand, and the area covered with crushed concrete and limestone groundcover.

In order to address groundwater contamination, a soil vapor extraction/vacuum-enhanced extraction system (SVE/VEE) was installed. This system consists of two french drains and sump pumps installed approximately 10-feet bgs, and an air stripper. On January 3, 2003, following the completion of the installation activities, the groundwater treatment operation began. ICON Environmental Services, Inc. performed quarterly sampling of monitoring wells and sumps, and system operation

and maintenance. On September 16, 2003, closure certification activities (closure borings) were implemented. Soil sample results from three of five closure borings were greater than the soil RECAP standard.

A second soil excavation near the two closure borings above the soil RECAP standard was completed on January 10, 2004. Soils were excavated to an approximate depth of 10-feet bgs. Approximately 500 tons of contaminated soils were removed and disposed at Woodside Landfill. The excavation area was immediately backfilled and covered with crushed concrete. Results of the confirmatory bottom and sidewall samples were below the soil RECAP standard except at boring P-13. Due to its location, a Synthetic Precipitate Leaching Procedure (SPLP) sample was obtained near closure boring CB-3 (Perkins Rd. Right-of-Way) on January 26, 2004. The result of the SPLP analysis eliminated the soil to groundwater pathway for benzene and total petroleum hydrocarbons-gasoline range organics.

The groundwater treatment system operated from January 2003 through November 2003. Recovery and treatment of approximately 97,000 gallons of groundwater took place during this period. Monitoring wells were plugged and abandoned on July 6-7, 2004. The groundwater treatment system was decommissioned on July 6, 2004. Groundwater recovery sumps associated with the treatment system were removed, plugged, and abandoned on July 26, 2004.

On August 6, 2004, Zippy's L.L.C. received a No Further Action at This Time determination. Reduction of the contamination meets the site-specific RECAP standards.



Zippy's Mexican Restaurant – Former Phillips 66 Service Station



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